

APPENDIX B - PART III: APPLICABLE INLAND PLANS AND POLICIES

- Adelaida Area Plan
- Framework For Planning – Inland
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- Nacimiento Area Plan
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1. ADELAIDA AREA PLAN

The Adelaida Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-1 Adelaida Area Plan

Section	Ordinance	Discussion
Land Use Programs: Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: By maintaining the agricultural exemption and alternative review programs, this will allow flexibility for agriculturalists seeking to continue and expand production. This will help with the viability of production on sites under agricultural preserve.

2. FRAMEWORK FOR PLANNING- INLAND

The Inland Framework for Planning was adopted in 1980 and most recently revised in 2009. The purpose of the Inland Framework for Planning includes identification of land uses, land use policies and proposals, descriptions of land use intensities, standard criteria for physical development, a description of the land use pattern and an outline for implementation. The general goals outline the following issues: environment, air quality, population growth, distribution of land uses, phasing of urban development, residential land uses, public services and facilities, circulation and administration. Strategic growth policies are discussed in Appendix B.1.



Table B.3-2 Framework For Planning – Inland

Section	Ordinance	Discussion
General Goals - Environment	1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances propose grading, drainage, erosion and sedimentation control, and stormwater management standards. These standards are designed to create safe and healthful conditions. Grading standards ensure slope stability and an appropriately designed building pad. Drainage standards will help to avoid flooding of residences. Erosion and sedimentation control and stormwater management measures ensure improved water quality.
	2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances do not affect existing entitlements granted under the existing General Plan and Land Use Ordinance. However, new development will need to demonstrate adequate water service and capacity for wastewater disposal before a permit will be granted. Additionally, residential development subject to these ordinances would be subject to Title 26 – Growth Management Ordinance. Proposed Title 26 revisions would tie building permit allocations to resources.
General Goals - Air Quality	5. Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation.	Potentially Inconsistent: Refer to General Response 6. Air quality impacts are discussed in Section 4.2. No significant long-term effects on air quality are anticipated from this project. Implementing a transportation program is outside of the scope of this project.
General Goals - Population Growth	6. Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the county's and citizens' financial ability to provide them.	Potentially Inconsistent: Refer to General Response 6 and 9.
General Goals - Distribution of Land Uses	8. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominantly agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.	Potentially Inconsistent: Refer to General Response 6 and 9.
	9. Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.	Potentially Inconsistent: Refer to General Response 6 and 9.



Table B.3-2 Framework For Planning – Inland

Section	Ordinance	Discussion
	10. Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.	Potentially Inconsistent: Refer to General Response 1. However, the proposed ordinances maintain the agricultural exemption and alternative review programs, which are designed to provide a more flexible process for grading related to crop production.
General Goals - Phasing of Urban Development	11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.	Potentially Inconsistent: Refer to General Response 6 and 9.
	12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized “infill” parcels and lands next to existing development.	Potentially Inconsistent: Refer to General Response 6 and 9.
General Goals - Residential Land Uses	13. Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.	Potentially Inconsistent: Refer to General Response 6 and 9.
General Goals – Public Services	16. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.	Potentially Inconsistent: Refer to General Response 6 and 9. Projects in area with Level of Severity III conditions on one or more resource may be subject to moratorium or other measures to address the resource constraints.
Objectives of RMS: Agricultural Lands	4. To encourage protection of productive agricultural land, by considering the effects of current and future development on areawide water resources needed for agriculture.	Potentially Consistent: The proposed ordinances are consistent with Agriculture Element Policy 11, which supports protecting agricultural water resources.
Goal - Public Service Considerations	2. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominantly agriculture, low-intensity recreation, residential and open space uses which will preserve and enhance the pattern of identifiable communities.	Potentially Inconsistent: Refer to General Response 6 and 9.
General Objective: FH – Flood Hazard	1. Projects in designated portions of flood areas should not be constructed, moved, or remodeled so as to result, directly or indirectly, in adverse stream channel alteration, or diminish the capacity of a designated stream course.	Potentially Consistent: Projects occurring in flood hazard areas are subject to drainage plan preparation pursuant to the Grading and Stormwater Management Ordinances. Drainage plans are subject to the review and approval of the Department of Public Works. Drainage plans will only be approved if it can be demonstrated that alteration will not adversely diminish the capacity of the stream.
	d. Areas of highest flood hazard should remain undeveloped in accordance with the principles of the Federal Flood Insurance Program.	Potentially Inconsistent: The proposed Grading and Stormwater Management Ordinances will not prevent development in flood hazard areas. Development in these areas will, however, need to abide by flood hazard combining designation standards and drainage standards, which are designed to minimize the effect of development in a flood hazard area.



Table B.3-2 Framework For Planning – Inland

Section	Ordinance	Discussion
	2. Proposed projects should be designed with consideration for natural site features, with particular attention to the following: a. Substantial physical features should be preserved and natural vegetation (including individual trees and groves) and land contours retained wherever feasible.	Potentially Consistent: The Grading and Stormwater Management Ordinances require that projects preserve natural areas to the greatest extent feasible, and that the design of any grading be consistent with the character and constraints of a site.
Purpose: SRA – Sensitive Resource Area –	1. Identify areas of high environmental quality, including but not limited to important geologic features, wetlands and marshlands, undeveloped coastal areas and important watersheds.	Potentially Consistent: Grading occurring within SRA areas will need to be designed under the SRA requirements. Designing a project to be in character with the surroundings and to avoid significant visual impacts are also required criteria for grading plan approval.
	2. Enhance and maintain the amenities accruing to the public from the preservation of the scenic and environmental quality of San Luis Obispo county.	
	4. To identify for the purposes of the Land Use Element areas defined as “Scenic and Sensitive Lands” in the county Open Space Plan, or areas with unique or endangered resources as identified by local, state, or federal governments.	
	5. Provide locational and design guidelines for siting development that may occur within Sensitive Resource Areas, and encourage development to occur outside of SRA’s whenever possible so as to preserve the scenic and environmental qualities of San Luis Obispo County, while retaining the ability to establish proposed land uses and minimum parcel sizes as allowed by the Land Use Ordinance.	
General Objective: SRA – Sensitive Resource Area	1. Building and structures should be designed and located in harmonious relationships with surrounding development and the natural environment.	
	2. Buildings, structures and plant materials should be constructed, installed or planted to avoid unnecessary impairment of scenic views.	
	4. Natural topography, vegetation and scenic features of the site should be retained and incorporated into proposed development.	

3. LAS PILITAS AREA PLAN

The Las Pilitas Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.



Table B.3-3 Las Pilitas Area Plan

Section	Ordinance	Discussion
Planning Area Land Use Programs: Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: By maintaining the agricultural exemption and alternative review programs, this will allow flexibility for agriculturalists seeking to continue and expand production. This will help with the viability of production on sites under agricultural preserve.
Combining Designation Programs: Sensitive Resource Area (SRA)	1. Santa Margarita Lake Watershed. The county should work with affected state and federal agencies to prepare a resource protection plan for the watershed area.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances will result in an improvement in water quality, because projects within the lake's watershed will be required to employ Best Management Practices which will reduce the likelihood of erosion and sedimentation.

4. NACIMIENTO AREA PLAN

The Nacimiento Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-4 Nacimiento Area Plan

Section	Ordinance	Discussion
Land Use Program - Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: By maintaining the agricultural exemption and alternative review programs, this will allow flexibility for agriculturalists seeking to continue and expand production. This will help with the viability of production on sites under agricultural preserve.
Rural Area Combining Designation - Sensitive Resource Areas (SRA)	1. Site Planning – Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances will not affect standards which will apply to Development Plan / Conditional Use Permit projects.



Table B.3-4 Nacimiento Area Plan

Section	Ordinance	Discussion
Heritage Ranch – Communitywide	5. Water Resources. Water for development is to be supplied through negotiated contracts with the San Luis Obispo County Flood Control and Water Conservation District for purchase of Lake Nacimiento water.	Potentially Consistent: Grading projects will require documentation of suitable water service. Within the Heritage Ranch community, most development is supplied with water from the Heritage Ranch Community Services District, which itself contracts with the Flood Control and Water Conservation District for water supply.
	8. Land Use Criteria. The following criteria apply to all new development in Heritage Ranch: a. Retain Snake and Dip Creeks in their natural state b. Site new development to avoid areas of dense brush and oak woodland vegetation.	Potentially Consistent: New subdivisions in Heritage Ranch will be subject to the Stormwater Management portion of the ordinance. This section requires retaining natural areas to the greatest extent practicable.
Oak Shores Village Standards - Communitywide	7. Water Resources. Water for development is to be supplied through negotiated contracts with the San Luis Obispo County Flood Control and Water Conservation District for purchase of Lake Nacimiento water.	Potentially Consistent: Grading projects will require documentation of suitable water service. Within the Oak Shores community, most development is supplied with water from the Nacimiento Water Company, which itself contracts with the Flood Control and Water Conservation District for water supply.

5. SALINAS RIVER AREA PLAN

The Salinas River Area Plan was adopted in 1996 and revised in 2003. The area plan goals include encouraging a strong, integrated north county economy to support community service and environmental demands, increase employment opportunities, and encourage commercial and industrial development. In addition, the area plan aims to encourage land uses that enhance individual community goals, encourage agriculture as an economic entity and support the retention of historical character and heritage. This area plan also intends to provide for greater accessibility and local circulation that supports transportation needs and capitalize on the significant transportation facilities already in place. Finally, important aspects of this plan include the moderated amount and pace of growth, preservation of important native habitats, and the recognition of Salinas River as an important natural and multi-use resource.

Table B.3-5 Salinas River Area Plan

Section	Ordinance	Discussion
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Table B.3-5 Salinas River Area Plan

Section	Ordinance	Discussion
Area Plan Goals	11. The amount and pace of growth should be moderated as needed to maintain a high quality environment by using the Resource Management System and a series of cooperative decisions among the county and the various cities.	Potentially Inconsistent: Refer to General Response 6 and 9. Projects in area with Level of Severity III conditions on one or more resource may be subject to moratorium or other measures to address the resource constraints.
	12. Preserve or minimize impacts to important native habitats, such as significant stands of oak woodlands, riparian vegetation an important wildlife corridors,	Potentially Consistent: Refer to General Response 2.
	13. Recognize the importance of the Salinas River as a natural and multi-use resource, and permit development that will minimize or avoid impacts to this resource.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances require that development be designed to suit the characteristics of the project site. Additionally, grading projects occurring within the Salinas River flood zone will need to prepare a drainage plan. The drainage plan will need to demonstrate that no adverse impacts would be caused by the project's location in the floodway. This ordinance will not, however, remove entitlements to develop for private property owners in the flood area.
Areawide Standards - D. Salinas River	The following standard applies within the Salinas River floodplain as defined by the Flood Hazard (FH) combining designation: 1. Resource Protection. Discretionary permits and land divisions shall protect the habitats and resource integrity of the Salinas River floodplain, Development shall be designed and located to protect the river as a water resource and to maintain the natural features and habitats within the floodplain.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances require that certain classes of discretionary development retain natural characteristics in their present state. Additionally, grading permit approval requires finding that the level of proposed development is suited to site characteristics.
Areawide Standards – E. Prime Agricultural Areas	The following standard applies to land that is classified by the Soil Conservation Service as prime, Class I or II soil if irrigated: 1. Prime Soils Retention. New development shall be designed to minimize the loss of prime agricultural soils for potential agricultural use by selective placement of buildings and new parcels.	Potentially Inconsistent: Refer to General Response 1.
Areawide Standards – H. Highway Corridor Design Standards	The purpose of the Highway Corridor Design Standards is to provide public views of: <ul style="list-style-type: none"> • scenic vistas and backdrops containing varied topography including ridgelines and rock features, • significant stands of trees and wildflowers, and • natural landmarks, historic buildings and pastoral settings. 	Potentially Consistent: Development subject to the proposed Grading and Stormwater Management Ordinances would be required to comply with applicable highway corridor design standard requirements.
	d. Ridegetop Development, Structures within the corridor boundaries shall be located so they are not silhouetted against the sky.	Potentially Consistent: Refer to General Response 11. Projects will be considered for potential impacts to visual resources as part of the environmental review process.
	f. Landmark Features. Grading and placement of structures shall occur at least 150 feet from any significant rock outcropping or geologic feature.	



Table B.3-5 Salinas River Area Plan

Section	Ordinance	Discussion
Rural Area Standards – Rural Lands: H. Tassajara Creek Area	3. Stream protection. Channelization, culverts or major alterations which may adversely affect the streambed or course or cause siltation of the creek through grading are prohibited.	Potentially Consistent: Refer to General Response 17.
Templeton Urban Area Standards – Communitywide	3. Preservation of natural features. New development and proposed subdivisions shall be designed to retain significant features such as oak trees, riparian habitats, and prominent hills.	Potentially Consistent: Refer to General Response 17.
Templeton Urban Area Standards – Flood Hazard	1. Toad Creek Restoration. In new development and subdivision applications on properties within the Toad Creek flood hazard area identified in the official maps, riparian plants, such as native trees and willows, shall be used for habitat restoration and enhancement without sacrificing flood protection, in addition to the creek preservation requirements on pages III-6 and 7 of the Templeton Community design Plan.	Potentially Consistent: Refer to General Responses 3 and 17.

6. SAN LUIS BAY AREA PLAN- INLAND

The San Luis Bay Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-6 San Luis Bay Area Plan – Inland

Section	Ordinance	Discussion
Rural Area Programs - Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: By maintaining the agricultural exemption and alternative review programs, this will allow flexibility for agriculturalists seeking to continue and expand production. This will help with the viability of production on sites under agricultural preserve.



Table B.3-6 San Luis Bay Area Plan – Inland

Section	Ordinance	Discussion
Rural Area Programs – Rural Lands	2. Viewshed Protection. The county should work with property owners toward continuing preservation of natural ridgeline profiles and scenic backdrops through open space agreements, contracts, or other appropriate instruments along the Highway 101 corridor.	Potentially Consistent: Refer to General Response 14.
Rural Area Standards – Combining Designations: Sensitive Resource Area (SRA)	5. Site Planning – Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed development in the least sensitive portions of the properties. Native vegetation is to be retained as much as possible.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances will not affect standards which will apply to Development Plan / Conditional Use Permit projects.
Avila Beach Urban Area Standards - Avila Valley: Open Space	1. Riparian Vegetation. Riparian vegetation is to be retained along the creek.	Potentially Consistent: Refer to General Response 3 and 17.

7. SAN LUIS OBISPO AREA PLAN

The San Luis Obispo Area Plan was adopted in 1980 and revised in 2003. The vision of this planning area is to maintain a rural character in harmony with agriculture, business, recreation, environmental and residential opportunities.

Table B.3-7 San Luis Obispo Area Plan

Section	Ordinance	Discussion
Area Plan Goals – Environment	1. Maintain and improve air and water quality at safe and healthy levels.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances are designed to improve water quality by ensuring that projects will prevent contaminants from entering the stormwater conveyance system. Refer to General Response 8 for discussion on air quality.
	2. Protect and, where it has been degraded, enhance wildlife habitat areas.	Potentially Consistent: Refer to General Response 2.
	3. Protect the scenic values of natural landforms.	Potentially Consistent: Refer to General Response 14.
	4. Protect important historic or archaeological resources.	Potentially Consistent: Refer to General Response 5.



Table B.3-7 San Luis Obispo Area Plan

Section	Ordinance	Discussion
Area Plan Goals – Distribution of Land Uses	5. Protect natural drainage channels and floodways in their natural condition to the maximum extent feasible.	Potentially Consistent: Refer to General Response 3.
	6. Focus urban development within established urban and village areas.	Potentially Inconsistent: Refer to General Responses 6 and 9.
	7. Devote the remainder of the planning area to a “greenbelt” consisting of production agriculture and low-density development.	Potentially Inconsistent: Refer to General Responses 6 and 9.
	8. Focus employment and housing within the San Luis Obispo urban reserve.	Potentially Inconsistent: Refer to General Responses 6 and 9.
Areawide Land Use Goals	1. Plan compact communities. Urban communities should be compact, and rural areas maintained in a largely undeveloped state. The more compact a community is, the lower its vehicle trips and miles traveled, and the easier it is for people to walk, bike or take public transit to meet their transportation needs.	Potentially Inconsistent: Refer to General Responses 6 and 9.
	2. Provide for mixed land use. In order to reduce usage of the private automobile, communities should allow a mixture of land uses enabling people to walk or bicycle to work or shop for necessary household items at locations convenient to their neighborhood. Also, mixed-use patterns promote compact urban communities by eliminating the need for separating land uses, which are functionally compatible.	Potentially Inconsistent: Refer to General Responses 6 and 9.
	3. Balance jobs and housing. The gap between the availability of jobs and housing should be narrowed and should not be allowed to expand.	Potentially Inconsistent: Refer to General Responses 6 and 9.
Areawide Land Use Programs	2. San Luis Obispo Greenbelt. The rural setting that surrounds San Luis Obispo is in direct contrast to the activity within the city. This distinction between city and country should be protected by both the city and county, by establishing a “greenbelt” that would involve property owners in voluntary, innovative methods of open space preservation while maintaining economic land uses. In the area shown in Figure 4-2, the city and county seek to keep undeveloped land open, while accommodating rural homesites.	Potentially Inconsistent: Refer to General Responses 6 and 9.
Rural Area Programs - Agriculture	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: By maintaining the agricultural exemption and alternative review programs, this will allow flexibility for agriculturalists seeking to continue and expand production. This will help with the viability of production on sites under agricultural preserve.



Table B.3-7 San Luis Obispo Area Plan

Section	Ordinance	Discussion
Areawide Standards	F. Highway Corridor Design Standards. The following standard applies to all land shown within Figure 7-2 (on page 7-6) as the highway corridor design area, which supplements the Sensitive Resource Area combining designation that is applied to the most critical scenic resources such as the Morros. The Highway Corridor Design Standards are intended to protect views of scenic backdrops and background vistas and foreground views from scenic roads and highways, and other environmental resources that provide habitat and watershed drainage.	Potentially Consistent: Development subject to the proposed Grading and Stormwater Management Ordinances would be required to comply with applicable highway corridor design standard requirements.
Combining Designations – Sensitive Resource Areas	B4. Ridgetop Development. Structures within the SRA shall not be located so as to be silhouetted against the sky as viewed from any of the scenic highway or railroad corridors designated in Chapter 6.	Potentially Consistent: Refer to General Responses 11, 14, and 17.
	B6. Landmark Features. Grading and placement of structures shall occur at least 150 feet from any significant rock outcropping or geologic feature that is visible from any of the scenic highway or railroad corridors designated in Chapter 6.	
	C1. Locations of development. Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.	
Urban Area Standards – Rural Lands: E. Los Osos Valley Road	9. Open Space Preservation Easement. Any new development shall include preservation of lands lying above the 200-foot contour within the adjacent Sensitive Resource Area. Preservation of this area shall take the form of an open space or scenic preservation easement offered for dedication to an appropriate public agency or a qualified non-profit conservation operation approved by the County Board of Supervisors.	Potentially Consistent: Refer to General Responses 11, 14, and 17.
	16. Wetland Mitigation. Each acre of wetland, disturbed or lost, shall be replaced at a ratio of no less than one to one. The selection of the method used to mitigate wetland impacts will be subject to agreement the County, the California Department of Fish and Game, and the U.S. Army Corps of Engineers.	Potentially Consistent: Refer to General Response 17.



8. SHANDON-CARRIZO AREA PLAN

The Shandon-Carrizo Area Plan was adopted in 1980 and revised in 2003. Specific development standards are included in this area plan to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-8 Shandon-Carrizo Area Plan

Section	Ordinance	Discussion
Rural Area Standards – Combining Designations: SRA	1. Limitation on Use – Soda Lake – Resource extraction and new construction is not permitted within the Soda Lake SRA.	Potentially Consistent: Refer to General Response 17.

9. SOUTH COUNTY AREA PLAN- INLAND

The South County Area Plan was adopted in 1980 and revised in 2006. The primary goals of the area plan are to promote a functional living environment, a strong and viable economy, promote South County’s rural character and heritage as well as the long-term sustainability of natural resources.

Table B.3-9 South County Area Plan – Inland

Section	Ordinance	Discussion
Primary Goals	1. A functional living environment, complete with necessary public facilities and services, and an adequate transportation system.	Potentially Inconsistent: Refer to General Responses 6 and 9.
	6. The long-term sustainability of natural resources as growth occurs with sensitivity to the natural and built environment.	Potentially Inconsistent: Refer to General Responses 6 and 9.
Supportive Goals: Community Planning	1. Retain the open, low-density character around and between population centers.	Potentially Consistent: Due to existing zoning patterns in the South County area, development under the Grading and Stormwater Management Ordinances will continue to be characterized by low density residential uses.
	2. Plan rural areas for agriculture, low-density residential and recreational development.	



Table B.3-9 South County Area Plan – Inland

Section	Ordinance	Discussion
Supportive Goals: Quality of Life	2. Maintain the rural open countryside of the Nipomo Mesa, the Nipomo Valley and the foothills, as a contrast to the development density and activity within the urban and village areas.	Potentially Inconsistent: Refer to General Responses 6 and 9.
Supportive Goals: Environment	1. Promote the protection of natural resources and encourage the following in new development proposals: a. Retention of sensitive vegetation.	Potentially Consistent: Refer to General Response 2.
	d. Blending of new structures into the surrounding environment and minimal visual impacts in areas considered to be scenic.	Potentially Consistent, Refer to General Response 14.
	e. Protection of cultural and historic resources.	Potentially Consistent: Refer to General Response 5.
Planning Area Standards – Areawide	2. Groundwater Recharge Areas. New development shall be located to preserve existing natural drainage areas and aquifer recharge areas and shall incorporate natural drainage systems in new developments to aid in groundwater recharge.	Potentially Consistent: The proposed Grading and Stormwater Management Ordinances include specific provisions for groundwater recharge.
Rural Area Standards – Areawide: Highway 101 Corridor Design Standards	The purpose of the Highway 101 corridor design standards is to provide public views of: <ul style="list-style-type: none"> • varied topography including ridgelines and rock features, • significant stands of trees and wildflowers, and • historic buildings and pastoral settings. 	Potentially Consistent: Development subject to the proposed Grading and Stormwater Management Ordinances would be required to comply with applicable highway corridor design standard requirements.
	d. Ridge-top Development, Structures shall be located so they are not silhouetted against the sky as viewed from Highway 101.	Potentially Consistent: Refer to General Response 14.
Rural Area Standards – Residential Rural: Green Canyon Property.	1. Biological Resources a. No vegetation clearance shall occur until such time as specific development is proposed. At that time, all efforts will be made to preserve the existing chaparral and coastal scrub habitats. Prior to any vegetation removal a botanical report shall be prepared for all areas proposed for disturbance. In the event sensitive plant species or habitats are encountered, appropriate measures (e.g., avoidance, on-site reestablishment, off-site acquisition, etc.) shall be completed to reduce impacts to less than significant levels.	Potentially Consistent: Refer to General Response 17.



Table B.3-9 South County Area Plan – Inland

Section	Ordinance	Discussion
Nipomo Urban Area Standards-Communitywide	Creek Preservation. The following standard applies to land located along the Nipomo Creek within the Nipomo urban reserve line. 1. Nipomo Creek. Retain Nipomo Creek in an open condition within 50 feet of the floodway and incorporate it into site development with landscaping that is compatible with riparian habitat (as recommended by the Department of Fish and Game) as well as compatible with county drainage requirements. All other development, including pedestrian seating and pathways, must be at least 50 feet away from the floodway for Nipomo Creek. Within the central business district (CBD), this provision shall remain in effect until such time that this issue is further evaluated, defined and approved through the Nipomo CBD Design Plan.	Potentially Consistent: Refer to General Response 17.
Nipomo Urban Area Standards - Office and Professional	4. Multi-family and single family dwellings as incidental uses may be authorized by Minor Use Permit approval, subject to the standards and findings required by Land Use Ordinance Chapter 22.08.	Potentially Consistent: Refer to General Response 17.
Nipomo Urban Area Standards – Residential Multi-Family	7. Nipomo Creek Properties. New development on properties with frontage along Nipomo Creek shall provide a 40-foot building setback for open space uses and access to the creek.	Potentially Consistent: Refer to General Response 17.

10. TITLE 22 (INLAND LAND USE ORDINANCE)

Title 22 of the San Luis Obispo county code was adopted in 2002. The purpose of this code is to establish and adopt regulations to protect and promote the public health, safety and welfare.

Table B.3-10 Title 22 (Inland Land Use Ordinance)

Section	Ordinance	Discussion
Section 22.14.070 - Geologic Study Area (GSA)	E2. Seismic hazard areas. As required by California Public Resources Code Section 2621 et seq. and California Administrative Code Title 14, Sections 3600 et seq., no structure intended for human occupancy shall be located within 50 feet of an active fault trace within an Earthquake Fault Zone.	Potentially Consistent: All new development subject to the Grading and Stormwater Management Ordinances will still be required to comply with state regulations.



Table B.3-10 Title 22 (Inland Land Use Ordinance)

Section	Ordinance	Discussion
Section 22.14.100 - Sensitive Resource Area (SRA)	B. The standards of this Section apply to all uses requiring a land use permit that are located within a SRA combining designation, except agricultural uses not involving buildings, agricultural accessory buildings exempted from permit requirements by Section 22.06.040.E, and one single-family dwelling on a single lot of record.	Potentially Consistent: Refer to General Response 14. All development projects subject to the Grading and Stormwater Management Ordinances will also be required to comply with applicable SRA restrictions.
Section 22.56.020 Tree Preservation	Tree Removal Permit Required - No person shall allow or cause the removal of any tree located within urban or village reserve lines, or other specific areas identified in the planning area standards (Article 9) as being subject to these standards, without first obtaining a tree removal permit.	Potentially Consistent: Refer to General Response 2. Projects will be evaluated on an individual basis through the CEQA process.

